



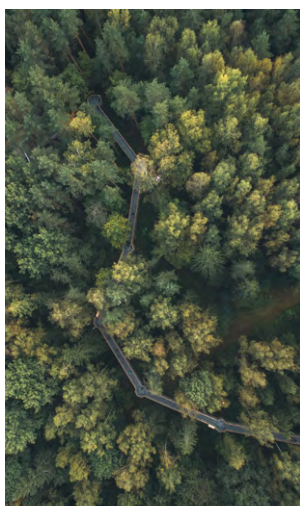
ANYKŠČIAI

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OPEN LAYERS FOR INVESTMENT



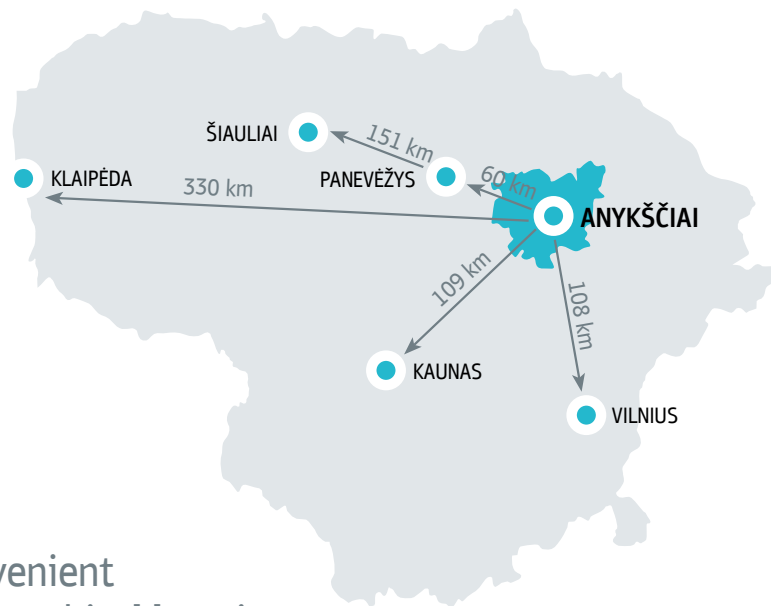
Anykščiai region is one of the largest regions of Lithuania.



Area of Anykščiai region is 1765 m<sup>2</sup>

# ABOUT ANYKŠČIAI

The Anykščiai district is located in the northeastern part of Lithuania, in the county of Utena. The district is one of the largest in the Republic of Lithuania, with an area of 1765 sq. m. The district borders the other districts of Panevėžys, Kupiškis, Rokiškis, Utena, Molėtai, and Ukmergė.



**Convenient geographical location:**  
distance to Vilnius – 108 km, to Kaunas – 109 km, to Klaipėda – 330 km, to Panevėžys – 60 km, to Utena – 39 km, to Molėtai – 43 km.



## ADVANTAGES

The favorable geographical position of Anykščiai creates excellent conditions for economic, entertainment, and tourism development.

Effective management of public infrastructure and engineering networks works in harmony with the natural environment.







## DEMOGRAPHICS OF ANYKŠČIAI DISTRICT



District area  
**1765 sq. m**



Population  
**26 355**

(according to the data of the State Enterprise  
Centre of Registers, October 2018)



Of these  
**9 237**  
live in the city of Anykščiai



**61%**

People of  
working age



## OLD TOWN

Part of the city is the territory of  
Anykščiai Urban Reserve.

Anykščiai is a protected area due to its  
unique natural value and urban heritage,  
including the old wooden architecture,  
the historical spatial structures of the  
city and the harmonious relationship  
with the environment.







## NATURE

The river Šventoji – the longest river of Lithuania – flows through the district.

Dominant surface water bodies create favorable conditions for the development of recreation.

The majority of the territory is occupied by agricultural areas used for agricultural development. Agricultural land makes up 50 percent of the area.



### 76 LAKES

The most famous – Rubikiai lake (970 ha) – is the largest in Anykščiai District Municipality, and one of the most picturesque in Aukštaitija.



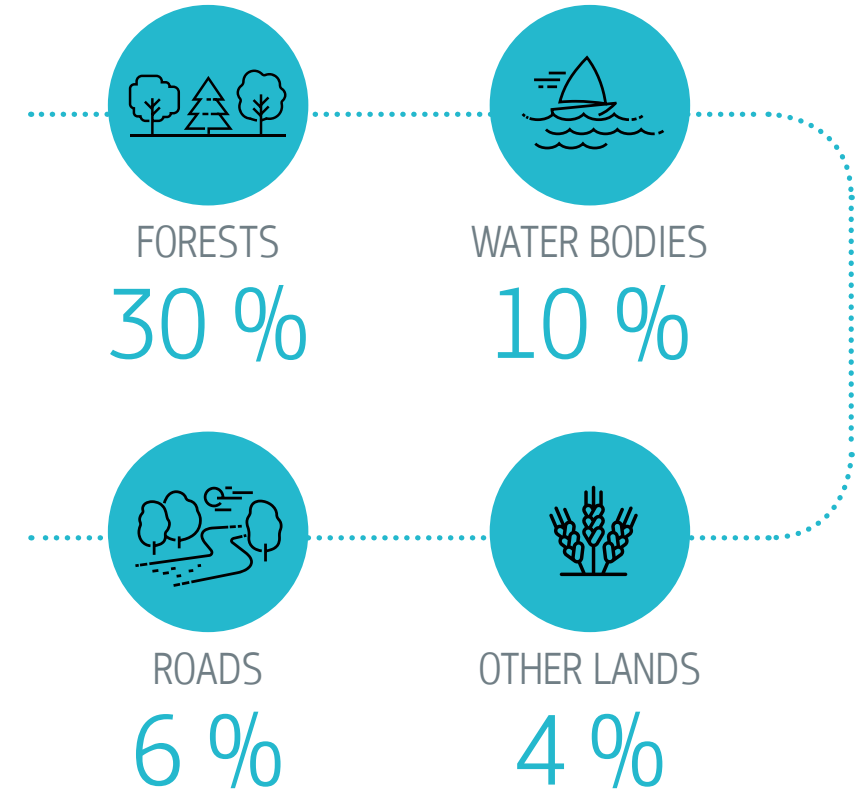
The biggest forest in the district is Šimonys Forest.



30 %  
Area of forests in the district

## FORESTS

Forestry covers 30 percent of the area. Pine forests prevail, but there are also spruce and mixed forests. The biggest of them is Šimonys Forest. Surface water bodies occupy 10 percent of built-up area. Six percent are covered by roads, and other lands make up four percent.





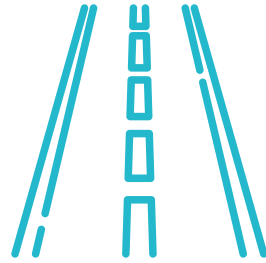


## COMMUNICATION

The national and local road network in the Anykščiai district is cohesive and well developed. Quantitative and qualitative development of locally significant roads could be developed to access individual recreational areas, which should increase the attractiveness of these sites.

### CAR ROADS

The main communication system of the Anykščiai district is the road network. Roads with pavement make up 90 percent of local roads.



### NETWORK OF PEDESTRIAN-BICYCLE PATHS

There are plenty of tourist trails in the Anykščiai district. Pedestrian and bicycle tourist trails provide direct access to the regional park.

On the left bank of the river Šventoji there is a network of pedestrian-bicycle paths with the necessary infrastructure, access to cultural, natural, and attraction objects, and safety of cyclists. This is one of the main conditions for inducing local people to use bicycles as a means of transportation. The size and structure of the city have many advantages for the more intensive use and promotion of this type of transport as an environmentally friendly means of urban transport.

Existing bicycle-pedestrian routes have been extended with new connections, thus creating a convenient bicycle-pedestrian system of the city connecting the main attractions, recreational areas, places of interest, the central part of the city.



### INLAND WATERWAY TRANSPORT

Water tourism is popular in the Anykščiai district. The main rivers of the district are convenient for kayaking, canoeing, stand-up paddleboarding, rafting, and boating. The ecological status of the water bodies is good, and they have great potential to be adapted for recreation.

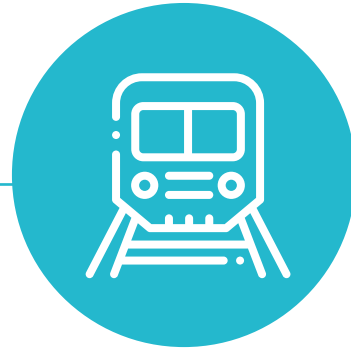


## DISTANCES



### INTERNATIONAL AIRPORTS:

**Vilnius** International Airport – 120 km  
**Kaunas** International Airport – 99 km  
**Palanga** International Airport – 300 km  
**Riga** International Airport – 205 km



### RAILWAY STATIONS:

**Vilnius** Railway Station – 119 km  
**Kaunas** Railway Station – 113 km



### ROADS:

#### Highway A1

Vilnius-Kaunas-Klaipėda – 105 km

#### Highway A2

Vilnius-Panevėžys-Ryga, which connects  
Tallinn with Minsk – 37 km

**Road 121** connects the city of Anykščiai with  
highway “Via Baltica”, the most important  
transport corridor for the Baltic States.  
International Highway E67 extends from  
Prague to Helsinki via Poland, Lithuania,  
Latvia, and Estonia

**Highway A6** Kaunas-Utena connects Warsaw  
with St. Petersburg – 17 km



### SEAPORTS:

**Klaipėda** Seaport – 300 km  
**Riga** Free Port – 200 km  
**Liepāja** Seaport – 331 km







## BUSINESS ENVIRONMENT

At the beginning of 2018 there were 529 economic entities (registered in 1128) in Anykščiai District Municipality. The largest number – 120 economic entities – include wholesale and retail trade and repair of motor vehicles and motorcycles. There are fewer companies in the agriculture, forestry and fisheries (65), and manufacturing (49) industries, as well as companies providing other services (56) and construction companies (34). In Anykščiai District Municipality, wood products (31%), alcoholic beverages (20%), and furniture (16%) are mainly produced. Quartz, building sand, and gravel are excavated, and other chippings used for concrete filling are produced.

Biofuels and prefabricated wooden garden houses are produced, as are various furniture and parts. Continuing the tradition of felt production, the inhabitants of Anykščiai produce nonwovens and felt products. Garments and clothing accessories are also

sewn. Fruit-berry wine, cider and apple juice are also produced.

The number of newly registered companies is increasing every year. The number of local units operating in the Anykščiai district at the beginning of 2018 was 818. Most of them work in wholesale and retail trade and repair of motor vehicles and motorcycles (201), arts, entertainment, and recreation (84) and agriculture, forestry, and fisheries (65). The number of small and medium-sized enterprises in the Anykščiai district at the beginning of 2018 was 396. Among the registered economic entities, private limited liability companies (345), individual companies (306), associations (208), and small partnerships (77) dominate.

Enterprises with up to four employees dominate in the Anykščiai district (335). A total of 89 companies employ five to nine employees, and four companies employ 150-249 employees.



### ATTRACTIVE LABOR COSTS

The average monthly salary in Anykščiai is EUR 581.10, while other Lithuanian cities average a monthly net wage of EUR 721.80.

### QUALIFICATION AND COMPETENCE

**Good conditions exist for adult learning, as an informal education network is being developed.**

**Specialists are available at:**

- Anykščiai School of Technology
- Utena College
- Panevėžys College

### GROSS WAGES:







## TOURISM

Anykščiai District Municipality is listed as one of the most attractive places of interest in Lithuania, and is considered to be an important tourism area of national significance. The city of Anykščiai has been granted the status of a resort area, which leads to the development of recreation, wellness and tourism services in the city. The main tourism resources in the area are natural monuments, historical and cultural sites, architecture and technology. Preservation and the optimal use of natural and cultural assets are part of why Anykščiai has achieved resort status.

Anykščiai is famous for its more than 250 cultural monuments. This is one and a half times more than in other districts in Utena County. There is a great variety of literary, ethnographic and technical museums. More than 150,000 people visit the memorial

museums every year. The Forest of Anykščiai (Lithuanian: Anykščių šilėlis) was made famous by A. Baranauskas. The picturesque bends of Šventoji, unique shine of the lakes, wonderful countryside homesteads surrounded by nature, and the abundance of cultural monuments all attract tourists. The Anykščiai district is distinguished as a region with particularly good tourism development potential, especially in the areas of water and transport.

The main objects of natural tourism that attract the biggest amount of tourists include the Treetop walking path, the Puntukas Stone, the Forest of Anykščiai, Rubikiai-Mūšėjus Lake (with islands), Varius, Vetygala, Daumantai, Šlavė Outcrop, Queen's Quagmire, and Šventoji and the streams that flow into it. Some seasonal tourist activities include skiing in the entertainment and sport

center "Kalita", karting track, stud farms, the health and fitness complex "Bangenis", the Treetop walking path and Narrow-Gauge train (Lithuanian: Siaurukas).

The large number of tourists creates has led to the development of tourism services and job creation.

There is a wide network of rural tourism homesteads (over 50 in the area). Most of the accommodation facilities are open all year round. The strategic goal of tourism and the cultural and

sustainable development of the resort is to preserve the culture tradition and heritage by developing the tourism infrastructure.







## AGRICULTURE

In the agricultural sector, the municipality has four percent more enterprises than the national average.

The majority of the district is occupied by areas used for agriculture.

The main part of the agricultural production is dedicated to crops.

There is a current campaign to develop modernized, competitive agriculture and rural areas by supporting the rural population's initiative activities.







## PERSPECTIVES OF ANYKŠČIAI DISTRICT

Vision of strategy: The Anykščiai region is a well-known cultural tourism and resort area sheltered by the Forest of Anykščiai, with exclusive natural attractions, unique culture and traditions, a hardworking and youthful community, and a developed infrastructure. It is a good and safe place to live, work and rest.

**Priorities of the Anykščiai district until 2025 include:**

### Priority I

Development of cultural tourism and resort development

### Priority II

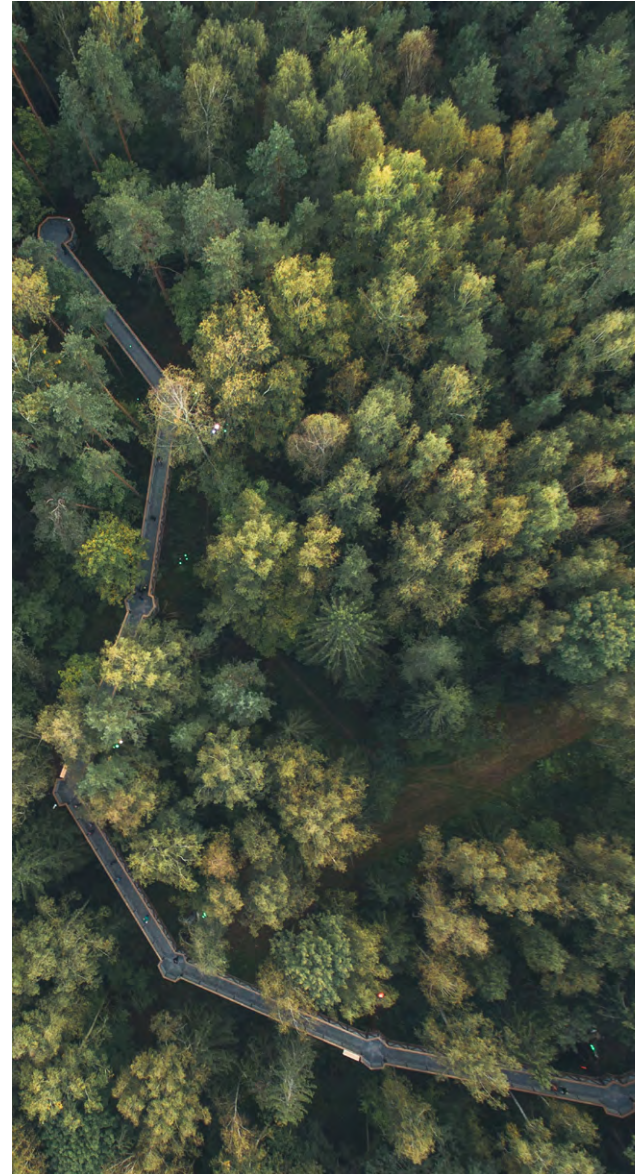
Promoting economic growth

### Priority III

Creating a smart, healthy, safe, civic, well-equipped society

### Priority IV

Development of public infrastructure in harmony with the natural environment



### Further developmental challenges of the Anykščiai district, in regards to developing the Anykščiai district as a recreational and resort area:

- To expand the network of specialized areas of recreation in the natural environment, and to develop infrastructure;
- To intensify the development of tourism (in particular cognitive and cultural) and strengthen its potential;
- To develop therapeutic (sanatorium) recreation, tourism, recreation and entertainment centers;
- To improve the well-being of recreational facilities, including cultural centers, sports and entertainment centers, wellness complexes, etc.;
- To develop a network of catering and accommodation services, including motels and campsites;
- To develop and expand culinary and conference tourism;
- To create preconditions for understanding the diversity of the city's natural and cultural heritage, and to exhibit its most important values.







## OPPORTUNITIES FOR INVESTORS

A targeted business development and investment attraction program aims to achieve the strategic objective of economic, business and sustainable rural development – to create a favorable environment for investment and business development in the area.

The program of targeted business development and investment attraction consists of one objective: to increase the economic efficiency of Anykščiai District Municipality.

Two steps have been identified to achieve this objective:

- To promote investment growth;
- To promote business development.

Anykščiai District Municipality contributes to the development of the business – real estate and land lease tax benefits are applied to investors, and the Anykščiai District Strategic Action Plan for 2018-2020 provides for measures that promote entrepreneurship. These include:

- Promotion of small and medium-sized business. This is aimed at supporting and promoting the creation of small and medium-sized businesses, the entrepreneurship of the population, the application of new technologies and methods, and the attraction of complex investment promoting a competitive business environment in the Anykščiai district;
- Promotion of social, community, and other non-traditional business types;
- Organization and conduction of public services for business;
- Implementation of the Youth Policy Program.

The city of Anykščiai has a great potential for cultural heritage and natural recreational resource use. According to the general plan of the territory of the Republic of Lithuania, the city of Anykščiai and its surroundings fall into the functional area of land use, where priority is given to the development of recreational systems of national significance.



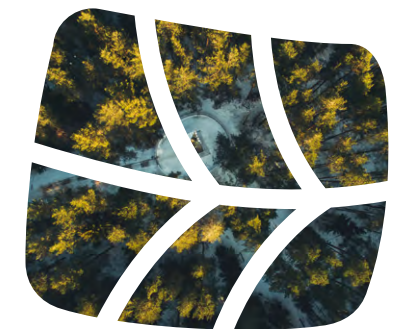
In the solutions of the general plan of the territory of the Republic of Lithuania, the city of Anykščiai is planned as a center of great recreational resources and a recreational service center of regional importance, occupying an important place in the territorial system of the development of Lithuanian recreation.

In keeping with the specialization of recreational development, the city of Anykščiai is distinguished as a recreational center for spa treatment, cognitive tourism, and recreation in nature. For the purpose of the development of therapeutic (sanatorium) recreation, the solutions of the general plan of the Republic of Lithuania provide for the expansion of the network of resort areas,

including areas such as the city of Anykščiai, which have great potential for natural resort development. The development of recreational facilities allows the public to get acquainted with the natural and cultural values of the city of Anykščiai, and helps to satisfy the needs of residents for recreation and restoration of health. Anykščiai Municipality has considerable natural tourism potential. The qualities of both the natural and cultural environments suitable for rest and relaxation are some of the most important recreational resources. Municipal cultural tourism resources are valued for their uniqueness.

This potential is used to develop tourism.

Cultural events are constantly taking place.





## ANYKŠČIAI DISTRICT MUNICIPALITY OFFERS INVESTORS THE OPPORTUNITY TO RENT PLOTS OF LAND

located in the recreational area of the River Šventoji, near bicycle and pedestrian paths, to provide recreation and tourism services (construction of holiday homes, youth hostels, etc.), as well as a plot of land for industrial activities in the industrial area.

### CONTACTS:

Architectural and Urban Development  
Department of Anykščiai District  
Municipality

J. Biliūno str. 23, Anykščiai

Tel. no. +370 381 58 035

E-mail [info@anyksciai.lt](mailto:info@anyksciai.lt)

Land maps can be found at  
**[www.anyksciai.lt](http://www.anyksciai.lt)**







# Plot 1

The plot is formed on the bank of the River Šventoji, in the territory of the city of Anykščiai. It is perfect for the construction of a recreational building of up to three floors – a hotel or guest house with spa facilities (sauna complex, swimming pool, gym) and conference facilities.

## INFORMATION

- » Plot area – 0.4326 ha
- » Purpose – other (use – recreational areas)

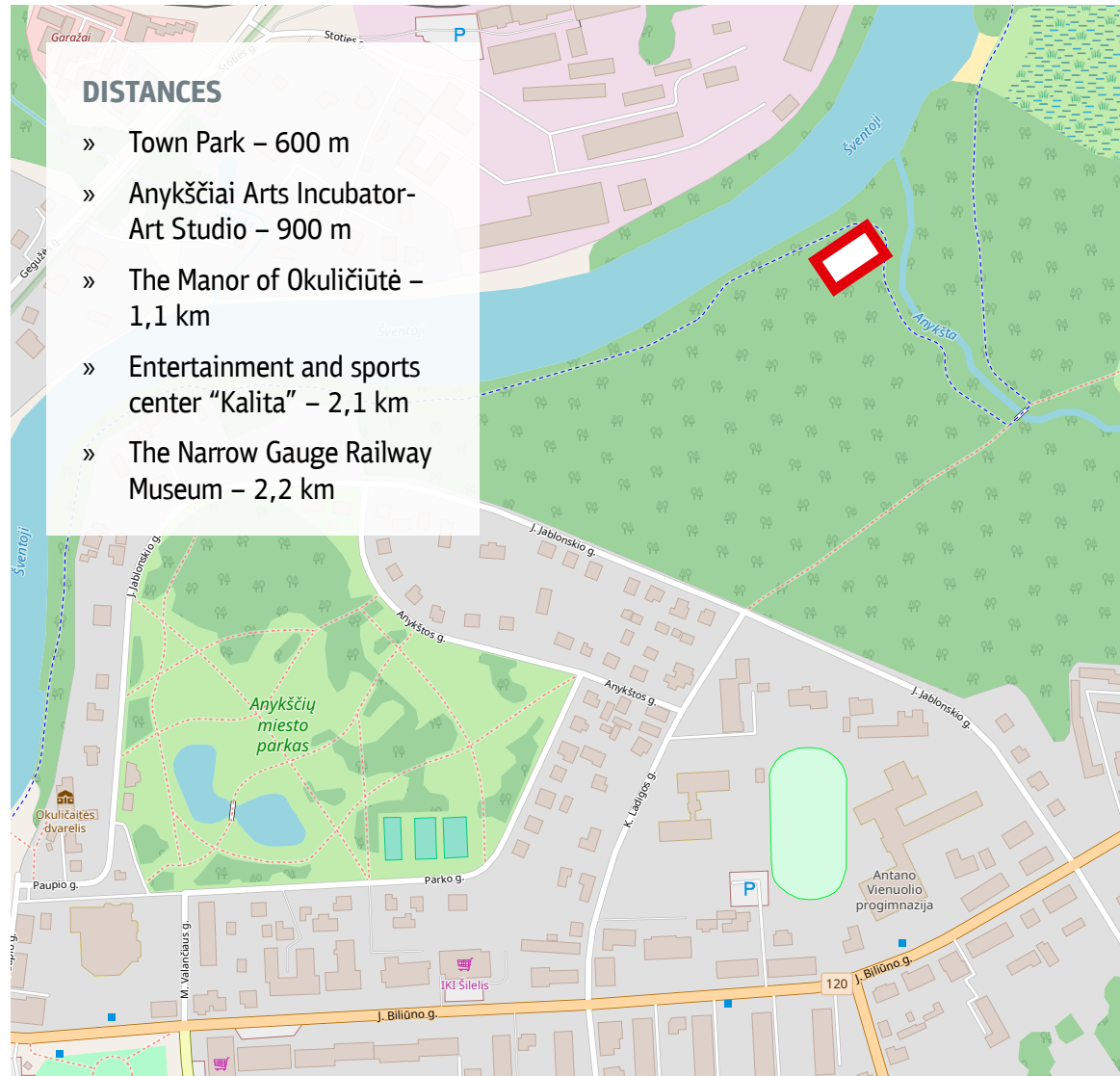
## ADVANTAGES

- » Coast of the River Šventoji
- » The city center is just 2.4 km away
- » Šventoji left bank health trail
- » Amazing location and fresh air

## COMMUNICATIONS

- » The 35 kV airline passes through the planned entrance to the plot. Another engineering infrastructure is being developed at Sportininkų Street





## Plot 2

The plot on the left bank of the River Šventoji, north of Anykščiai town, is surrounded by green plantations. The site is largely covered by Natura 2000. Temporary structures are permitted for the use for up to three years without foundation, for recreational attractiveness of this area. This is a great place to develop a kayak business or a rest area.

### INFORMATION

- » Plot area – 0.1404 ha
- » Purpose – recreational area for extensive application

### ADVANTAGES

- » The land plot is next to the Šventoji river
- » Surrounded by green zones and fresh air
- » Easily accessible by foot or by bicycle
- » The Šventoji river is popular in kayaking, therefore kayak rental business would be good investment opportunity

### COMMUNICATIONS

- » Corridor of communication and engineering networks
- » The closest engineering networks are 200 meters away, on J. Jablonskio Street







## Plot 3

This plot is in the northern part of the city of Anykščiai, on the new Obelių Street, at the junction of J. Jablonskio and K. Ladigos Streets. The area is surrounded by green plantations. It is planned to build a recreational building (a hotel or a guest house with a cafe) to ensure the recreational attractiveness of this area. Building height up to two floors.

### INFORMATION

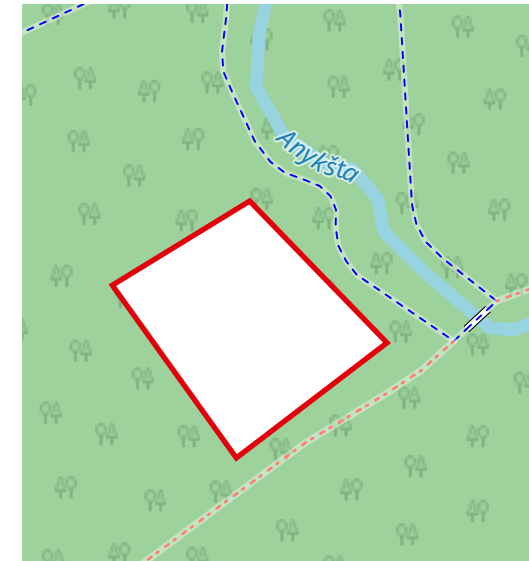
- » Plot area – 0.6128 ha
- » The plot is an area of low building intensity with a large number of plantations

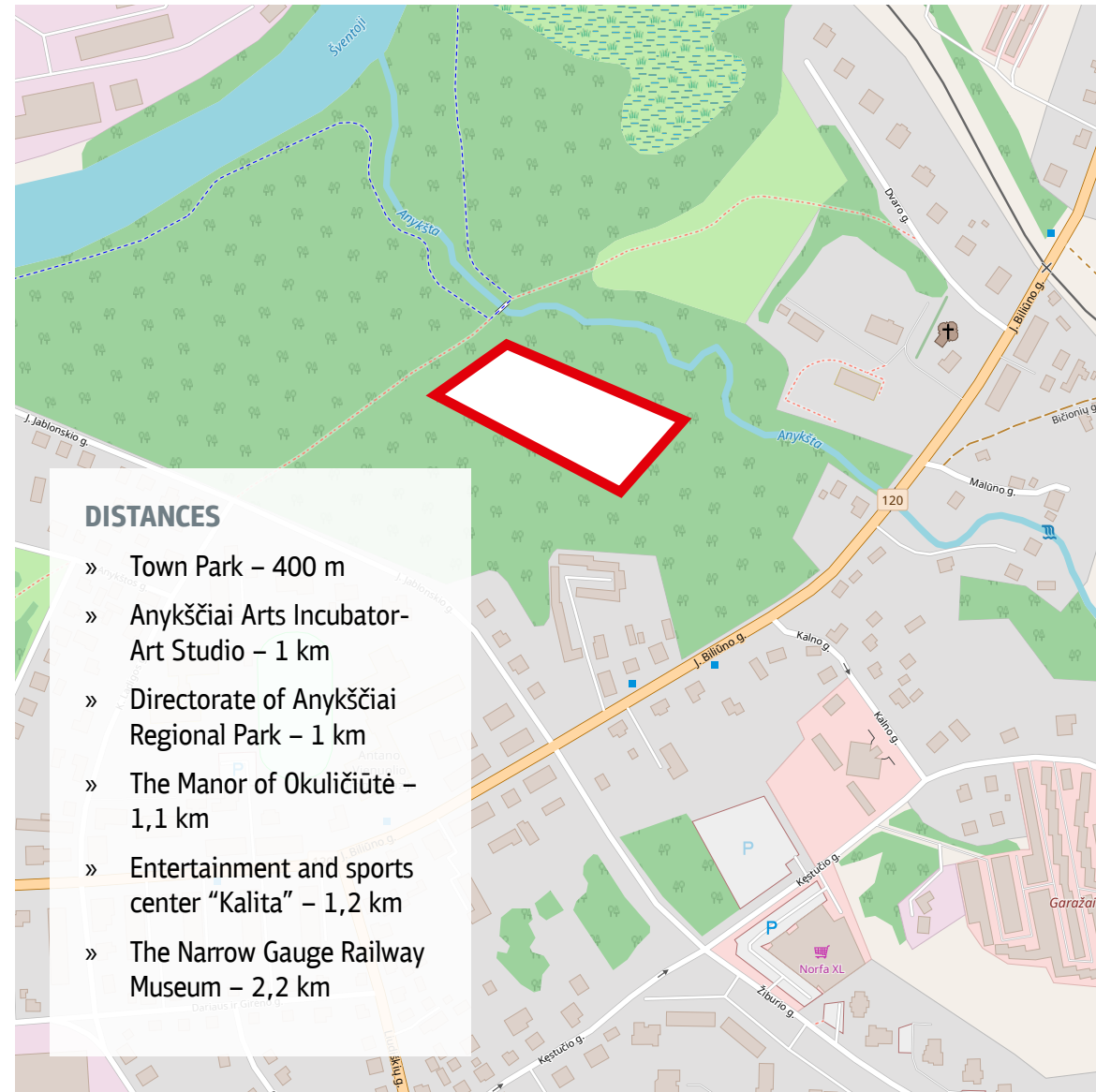
### ADVANTAGES

- » The plot is near the Rivers Šventoji and Anykšta
- » A peaceful area with a lot of nature
- » The area can be served by a car transport
- » In the near future it is planned to install a street
- » An excellent network of pedestrian and bicycle paths

### COMMUNICATIONS

- » The closest engineering networks are on J. Jablonskio and Obelių Streets





# Plot 4

The plot is in the city of Anykščiai, away from the bustle of the city center, on Obelių Street, at the junction of J. Jablonskio and K. Ladigos Streets. It is a great place to construct a building of up to two floors for camping with a cafe. Near the plot there are low-rise farmstead building plots, and on the northeast side is the slope of a stream. This is a cozy and green place surrounded by nature.

## INFORMATION

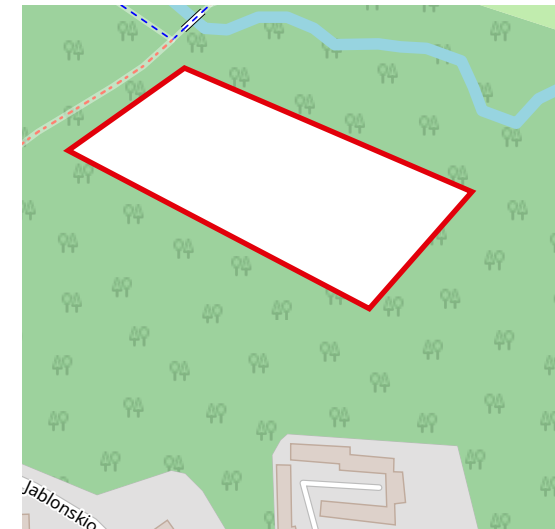
- » Plot area – 0.8247 ha
- » The plot is an area of low building intensity with a large number of green plantations

## ADVANTAGES

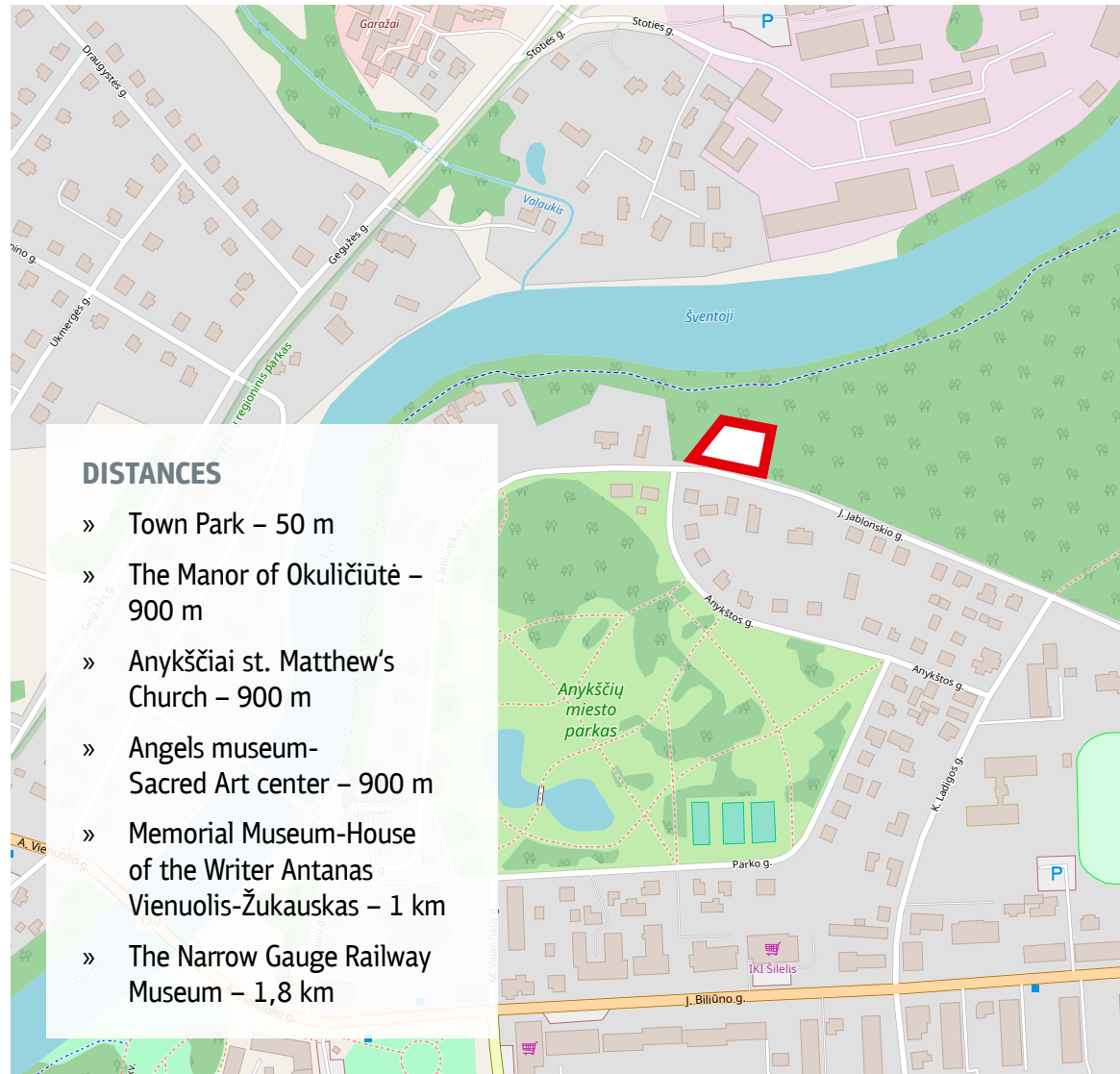
- » The plot is near the Rivers Šventoji and Anykšta
- » Attractive location – close to nature, clean air
- » An excellent network of pedestrian and bicycle paths
- » Newly built Obelių Street, with a parking lot

## COMMUNICATIONS

- » There is no engineering infrastructure. The closest engineering networks are on J. Jablonskio and Obelių Streets







# Plot 5

The plot is on the left bank of the River Šventoji, north of Anykščiai town. The area is surrounded by green plantations, and the plot partially falls into the river protection zone. In this natural shelter you can build a recreational building, a youth hostel, a hotel or a guest house with a cafe. This is a promising and attractive place for those who love tranquility, clean air and enjoying the river.

## INFORMATION

- » Plot area – 0.1150 ha
- » Purpose – other (use – recreational areas)

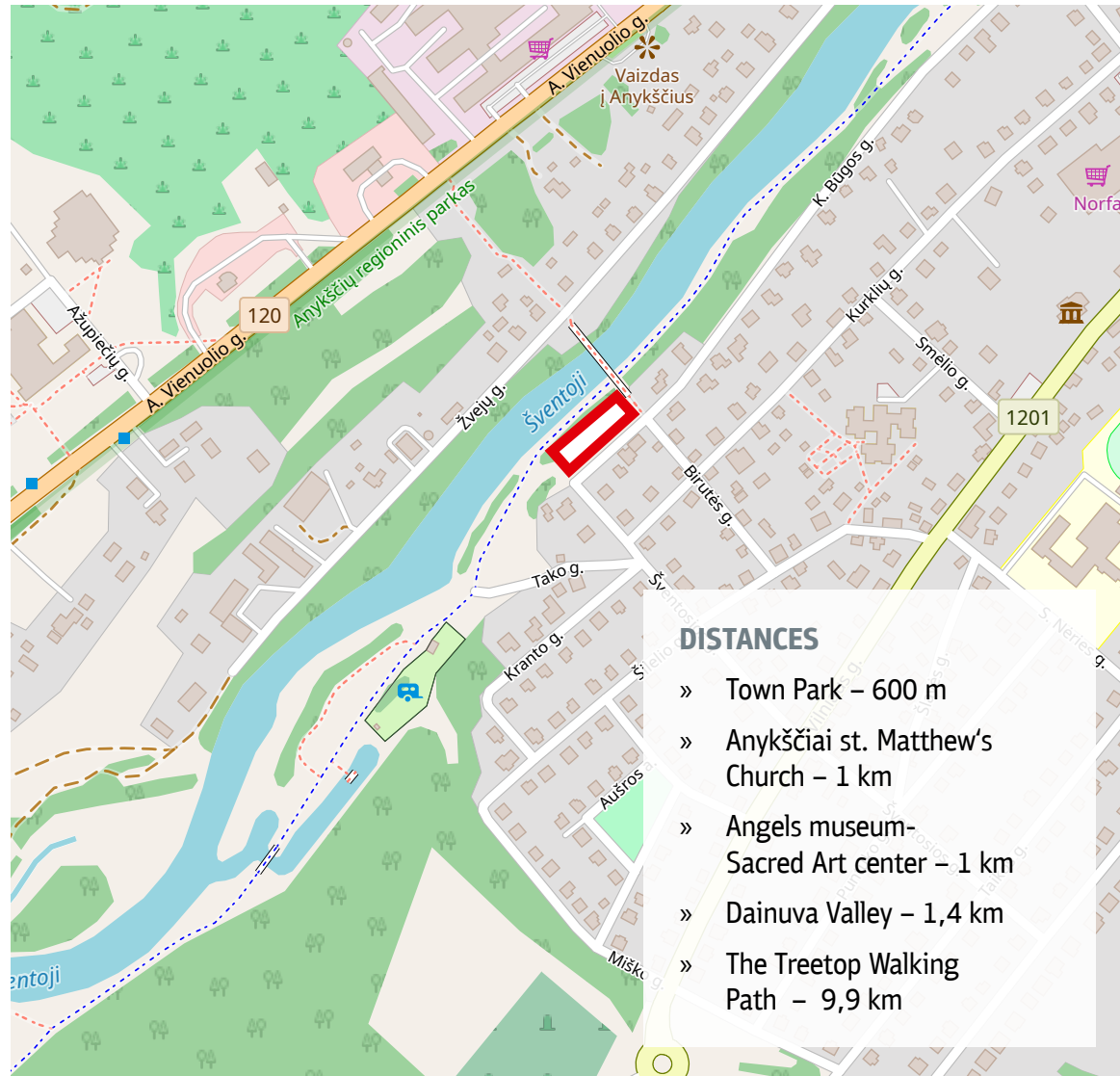
## ADVANTAGES

- » The plot is on the bank of the River Šventoji
- » Attractive location – close to nature, clean air
- » An excellent network of pedestrian and bicycle paths
- » Wonderful views in all seasons

## COMMUNICATIONS

- » The closest engineering networks are on the recently reconstructed J. Jablonskio Street





# Plot 6

A plot in a unique location near the River Šventoji. The area offers a wonderful view of Šventoji, and the nearby pedestrian bridge connects the banks of the river. The plot is perfect for building a recreational building such as a guest house or a hotel with spa facilities. The location of this site and unique environment guarantee quality rest and successful business.

## INFORMATION

- » Plot area – 0.1563 ha
- » Purpose – other (use – recreational areas)

## ADVANTAGES

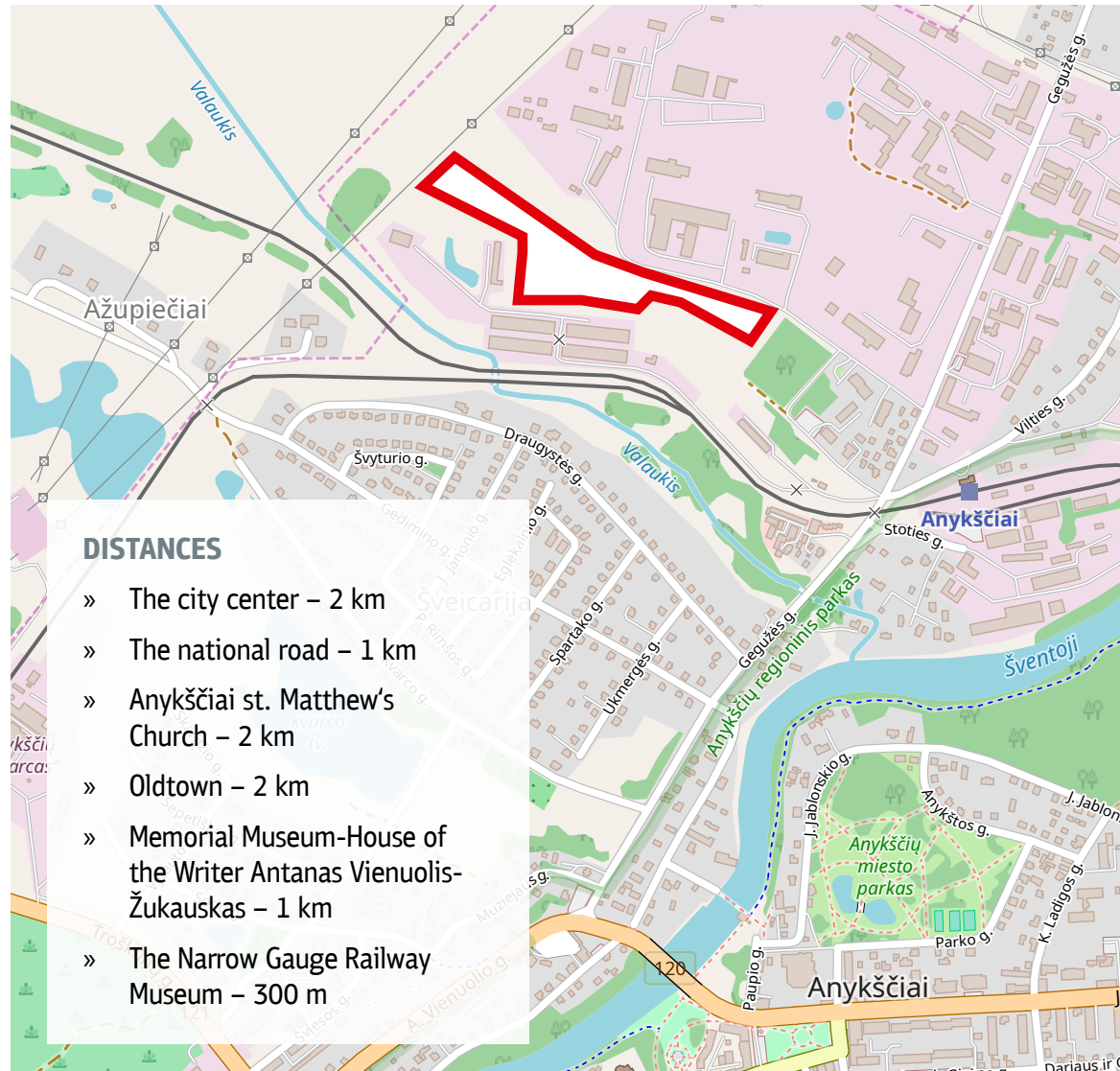
- » The plot is on the bank of the River Šventoji
- » An excellent network of pedestrian and bicycle paths
- » Excellent communication
- » Peaceful, healthy, cozy, and safe environment

## COMMUNICATIONS

- » The adjacent K. Būgos Str. track has been developed with good engineering networks, including a rainwater system, a natural gas pipeline, faecal drainage, and a water supply
- » The 10 kV airline, air connection line and lighting line passes through part of the plot







# Plot 7

A plot between industrial and commercial objects on the northwestern edge of the city of Anykščiai, near Vairuotojų street. A great place to develop production activities.

## INFORMATION

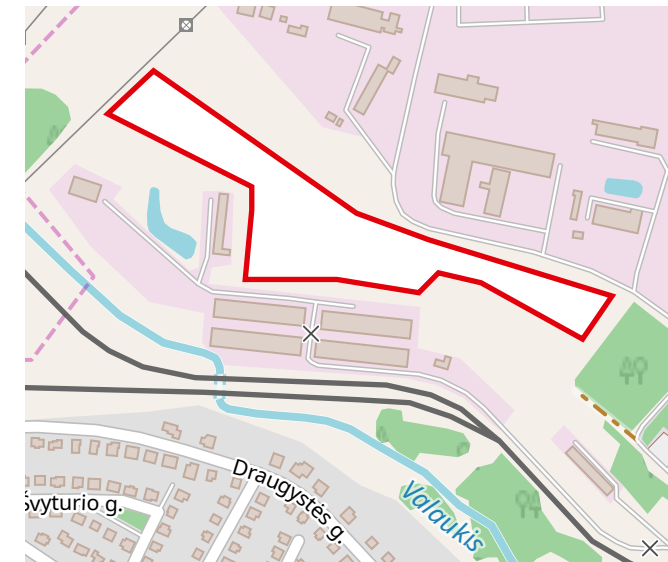
- » Plot area – 3.4874 ha
- » Purpose – other purposes (territories of industrial and storage objects, territories of commercial objects)

## ADVANTAGES

- » The plot is located in the industrial part of the city
- » Convenient communication

## COMMUNICATIONS

- » Existing infrastructure: water supply, sewage, electricity, communication networks





# LONG-TERM REAL ESTATE PROPERTY OWNED BY ANYKŠČIAI DISTRICT MUNICIPALITY IS SOLD AT PUBLIC AUCTION

## CONTACTS:

Public Procurement and  
Property Department of  
Anykščiai District Municipality  
J. Biliūno Str. 23, Anykščiai  
Tel. no. +370 381 58 013  
Email [info@anyksciai.lt](mailto:info@anyksciai.lt)

## Hospital Area

This is a preserved complex of buildings making up the stationary, modern, central hospital of Anykščiai, opened in 2008, which has the latest medical equipment. Building application possibilities include health, rehabilitation, sanatorium, nursing and supportive activities.



## LOCATION

Ramybės Str. 15, Anykščiai

## INFORMATION

- » Year of construction – 1998
- » Total area – 10,130.46 sq. m
- » Owned by Anykščiai District Municipality
- » Existing infrastructure: water supply, domestic and rainwater, gas, electricity, communication networks

## ADVANTAGES

- » Strategically convenient location
- » Convenient communication
- » Near national road No. 119

## DISTANCES

- » The city center – 1.3 km
- » Entertainment and sports center “Kalita” – 1.3 km
- » Monument “The Light of Happiness” (Lithuanian: “Laimės žiburys”) – 1.8 km



## Archival building

Two-story brick administration building.



### LOCATION

Gegužės str. 49B, Anykščiai

### INFORMATION

- » Year of construction – 1990
- » Total area – 370,04 sq. m

### ADVANTAGES

- » Strategically convenient location
- » Convenient communication

### DISTANCES

- » Center of Anykščiai – 2 km
- » The Narrow Gauge Railway Museum – 1,1 km
- » Memorial Museum-House of the Writer Antanas Vienuolis-Žukauskas – 1,8 km
- » Oldtown – 2,4 km

## Wastewater treatment station

Brick, one-story, non-residential building.



### LOCATION

Šilelio Str. 1A, Naujieji Elmininkai,  
Anykščiai Township, Anykščiai  
District Municipality

### INFORMATION

- » Year of construction – 1981
- » Total area – 198.85 sq. m

### ADVANTAGES

- » Not far from the city of Anykščiai
- » Strategically convenient location
- » Convenient communication
- » Near national road No. 120

### DISTANCES

- » Anykščiai Arts Incubator-Art Studio – 4 km
- » Center of Anykščiai – 5 km
- » Horse Museum – 8.5 km





## Administration building and House of Culture

Brick administration and cultural buildings.



DEBEIKIAI

### LOCATION

J. Biliūno str. 44, Debeikiai,  
Anykščiai District Municipality

### INFORMATION

- » Year of construction – 1991
- » Total area – 3073,49 sq. m

### ADVANTAGES

- » Strategically good location
- » Convenient communication gal Convenient access

### DISTANCES

- » Center of Debeikiai – 250 m
- » Anykščiai – 17 km
- » Utena – 27 km
- » Kupiškis – 48 km

## Educational block with accessory

Brick two-story educational building with farm building and garages.



KURKLIAI

### LOCATION

Šviesos str. 1, Kurkliai, Anykščiai  
District Municipality

### INFORMATION

- » Year of construction - 1970
- » Total area – 278,55 sq. m

### ADVANTAGES

- » Strategically convenient location
- » Convenient communication
- » Near the road E262

### DISTANCES

- » Center of Kurkliai – 600 m
- » Anykščiai – 16 km
- » Utena – 39 km
- » Ukmergė – 30 km



# ANYKŠČIAI

**ANYKŠČIAI TOURISM &  
BUSINESS INFORMATION CENTRE**

Muziejaus st. 1, LT-29147 Anykščiai

Contact us: +370 381 59 177

[verslas@infoanyksciai.lt](mailto:verslas@infoanyksciai.lt)

[www.infoanyksciai.lt](http://www.infoanyksciai.lt)